

Maryland Historical Trust

Maryland Inventory of Historic Properties Form

Survey No. ^{B-}4701

1. Name

Historic 1701-1725 North Chapel Street
and / common

2. Location

street & number 1701-1725 North Chapel Street
city, town Baltimore
state & zip code Maryland 21205 county

3. Classification

Category

☐ district
☒ building(s)
☐ structure
☐ site
☐ object

Ownership

☐ public
☒ private
☐ both

Public Acquisition

☐ in process
☐ being considered
☐ not applicable

Status

☒ occupied
☐ unoccupied
☐ work in progress

Accessible

☒ yes: restricted
☐ yes: unrestricted
☐ no

Present Use

☐ agriculture
☐ commercial
☐ educational
☐ entertainment
☐ government
☐ industrial
☐ military

☐ museum
☐ park
☒ private residence
☐ religious
☐ scientific
☐ transportation
☐ other:

4. Owner of Property

name
street & number telephone
city, town state & zip code

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore City Land Records liber
street & number Clarence Mitchell Courthouse folio
city, town Baltimore State Maryland

6. Representation in Existing Historical Surveys

title
date federal state county local
depository for survey records
city, town state & zip code

7. Description

Condition

☐ excellent
☐ good
☒ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check One

☐ unaltered
☒ altered

Check One

☒ original site
☐ moved:
 date of move: _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

This row of thirteen two-story, two-bay wide vernacular Renaissance Revival-style brick houses with shed roofs and sheet metal cornices were built in 1907 by William Westphal, a builder of working class houses in East Baltimore and the builder of the identical row on the east side of this same block. Many of the houses retain their original brick facades, which were originally painted a dark red, with the basement area painted white to imitate the marble basements of more expensive houses. Others have been covered with formstone.

After the use of wood was outlawed for cornices in 1892, sheet metal became the predominant material used. By the early years of the 20th century, the most popular form of sheet metal cornice sported ball finials and often classical motifs like swags pressed into the frieze area. Generally, only main street two story houses had decorated friezes-the builder saved money on his small street versions by eliminating them. Likewise, while the main street houses in this style would have marble basements, stringers, lintels, and steps, builders used no marble at all on their small street versions, painting the basements white instead. Main street houses would have stained glass transoms over both the door and the wide first floor window; on the small streets builders offered stained glass only in the door transom.

The houses are two stories in height, 12' and 12'8" wide (14' for the two end houses) and occupy lots 70' deep. Each house is three small rooms deep and there is no backbuilding. The houses are constructed in running bond and have been painted. Each house has a single hooded chimney located near the front and rear of the house. The shed roof is capped by a sheet metal cornice decorated with a row of dentils set above the frieze area and a cut-work band set beneath, the whole framed by two end brackets with ball finials.

The door and window openings have segmentally arched brick lintels, with plain tympanums. The sills are wood. All first floor windows (including at the rear of the house) are wider than the second floor windows, a typical design feature of the Renaissance Revival style house (though in more expensive homes, the wider window would be a single sheet of plate glass topped by a stained glass transom). All sash are 1/1. Doorways have a single-light transom but no original doors survive. The houses sit on medium-height basements lit by a single-light sash, set beneath a double-header segmental arch. Each front door is reached by four brick, concrete, or formstoned steps.

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8. Significance

Period	Area of significance	check one & justify			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration	<input type="checkbox"/> philosophy	<input type="checkbox"/> theatre	
<input checked="" type="checkbox"/> 1900	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation	
		<input type="checkbox"/> invention		<input type="checkbox"/> other: specify	

Specific dates 1907

Builder/Architect Walter Westphal

Prepare both a summary paragraph of significance and a general statement of history and support.

This group of houses is significant as representing the very last type of small street houses to be built, in the period c. 1905 – 1909, when a new city ordinance outlawed building houses on streets less than 40' wide. The houses were built by Walter Westphal, a well-known Baltimore builder, according to a pattern that was quite common to the city's working class neighborhoods of the period c. 1880 to 1910. Recognizing that workers held different levels of jobs (and pay), builders created a hierarchy of two-story house sizes (and prices) in the new neighborhoods going up to serve the expanding factory districts ringing the harbor and north- east of the central city. Builders acquired anywhere from an eighth to a half of a city block and built 14' to 15'-wide two-story houses on the main streets, and smaller, 11' to 13'-wide two-story houses on the narrower streets bisecting the blocks. Typically, in this period, main street houses might sell for \$1,200 - \$1,500 ; small street houses for \$700 - \$900.

The houses are significant as representing a very late type of small street house that was constructed to serve as low-cost or rental housing for the working class residents of the area, most of whom were Bohemian at the time of construction. Occasionally, the builder retained ownership of his small street houses to provide income for himself as rental properties or sold them to a variety of small investors, interested in their rental income. In this way people of varying means could afford to live in the same block. If they couldn't afford the approximately \$750 purchase price of the small street houses, then they *could* afford the \$8 or so a month it would cost to rent one, while they saved to be able to buy their own home later.

In this particular case Westphal sold the majority of the houses to outside investors, including Ephraim Macht, one of Baltimore's largest-scale builders and major real estate broker, and to Bohemian owner occupants, all of whom received mortgages from either the Bohemian Building and Loan, "Slavie."

9. Major Bibliographic References

Mary Ellen Hayward and Charles Belfoure, *The Baltimore Rowhouse*
(New York: Princeton Architectural Press, 1999)

10. Geographic Data

Acreage of nominated property

Quadrangle name

Verbal boundary description and justification

11. Form Prepared by

name / title Dr. Mary Ellen Hayward

Organization The Alley House Project

street & number 1306 Carrollton Ave.

city, town Baltimore

date June 2000

telephone

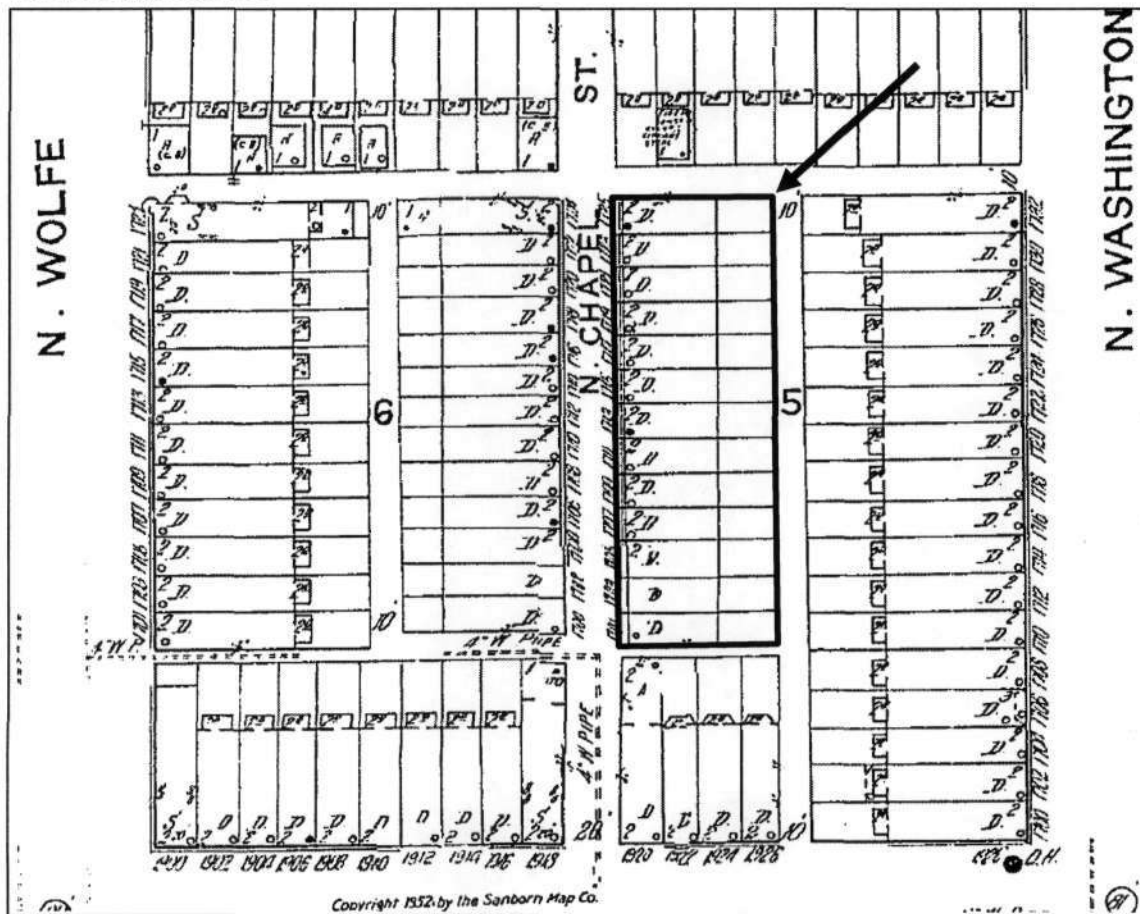
state & zip code Maryland 21204

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of property rights.

Return to:
DHCP/DHCD
Maryland Historical Trust
100 Community Place
Crownsville MD 21032-2023

B-4701
1701-1725 N. Chapel Street
Sanborn Map 1914, Revised 1952, Reprinted 1953
Volume 3, Sheet 311



B-4701

1701-1725 N. Chapel Street

Block 1458, Lots 077-089

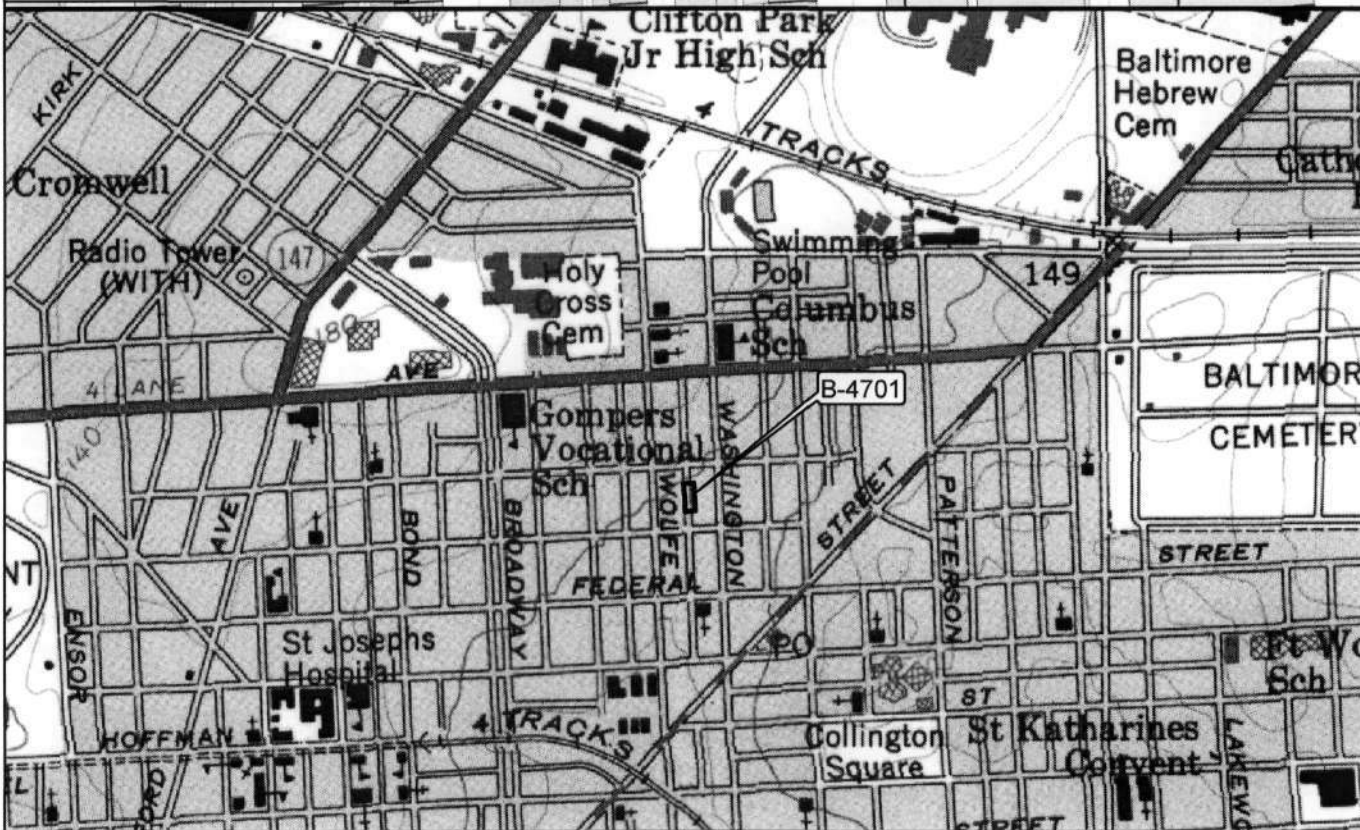
Baltimore City

Baltimore East Quad.

1703 & 1707-1715 Demolished



GIS data Courtesy of
the City of Baltimore, MOIT/EGIS





1700 Chapel Es

W7B

B-4701

1701-1725 N. Chapel St.

BALTO, MD

W. Nield

6/96

MD SHAPO

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